

City of Sheboygan
2016-07-12

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CITY PLAN COMMISSION - 4: 00 PM (Tuesday, July 12, 2016)Generated by Janet Duellman on Wednesday, July 13, 2016

1. OPENING OF MEETINGPresent: Marilyn Montemayor, Jerry Jones, Mayor Vandersteen, Ald. John Belanger, Ryan Sazama, and Don CvetanExcused: Todd WolfStaff: Janet M Duellman and Chad Pelishek

1.1 Pledge of Allegiance

2. ITEMS FOR ACTION

2.1 Approval of the Plan Commission minutes from June 28, 2016.Ald. John Belanger moved to approve the minutes, Don Cvetan seconded.

Motion passed unanimously.

2.2 Conditional Use and variance application by LeMarr Washington to operate a car wash and detailing shop from 1504 N. 17 th Street (formerly Guske Electric).Ald. John Belanger moved, Don Cvetan seconded to approve with the following conditions: Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes for all uses in the facility including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, etc.An occupancy permit will be granted only at such time as the applicant has met all requirements. If using dumpsters, the dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. Outdoor storage of materials, products or equipment shall be prohibited. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, satellite dishes, etc.). All new lighting shall be installed per Section

15.707 of the City of Sheboygan Zoning Ordinance.There shall be no spillover light onto adjacent properties and/or streets. All vehicles shall be located inside the facility or parked on the paved surface.(vehicles are not permitted on grass and/or landscape areas). Applicant shall obtain the necessary sign permits prior to installation. Applicant shall remove Guske Electric sign on east elevation prior to occupancy. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc. No auto repair shall be performed from 1504 N. 17 th Street property/facility. If the applicant is remodeling the exterior of the building, the applicant shall obtain City of Sheboygan Architectural Review Board approval prior to remodel construction. If there are any amendments to the approved conditional use/site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

Variance granted: Applicant is proposing to operate a legal nonconforming car wash and detailing business from 1504 N. 17 th Street A professional service

use (car wash and detailing business) is not permitted use in the NR Zone.

Motion passed unanimously.

2.3 Conditional Use and variance application by Sign Me Up to install new signage at Old Wisconsin Sausage located at 4036 Weeden Creek Road. Marilyn Montemayor moved to amend condition # 5 to say every 4 hours instead of 10 seconds, no one seconded.

Motion failed.

John Belanger moved, Don Cvetan seconded to approve with the following conditions: Applicant shall obtain the necessary sign permits prior to installation. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets. In no instance shall the amount of illumination attributable to exterior lighting, as measured at the property line, exceed 0.30 footcandles above ambient lighting conditions on a cloudless night. Applicant shall meet Sections 15.804 (a) and (c) of the City of Sheboygan Zoning Ordinance relating to signage and pedestrian/ traffic safety and sign timing/cycles. No signs containing flashing, intermittent or moving sections or intermittent or flashing lights shall be permitted. The minimum standard time between message changes permitted for the electronic message center face shall be ten (10) seconds (messages permitted to rotate every 10 seconds). Audio speakers and all forms of pyrotechnics are prohibited. If the electronic message center is causing interference with traffic signals or controls, creates a confusing or dominating background that might reduce the clarity or effectiveness of a traffic control device, or otherwise obstructs a motorist's line of sight with traffic signals or controls, this conditional use permit can be reviewed by the City of Sheboygan Plan Commission. The continuing operation of a malfunctioning sign that causes glare shall be considered an immediate traffic hazard. At such time the sign shall be turned off immediately and the applicant shall work with City staff to rectify the operational issue so as to mitigate the hazard prior to operation. The applicant will include a default design to freeze a display in one still position so that if a malfunction occurs traffic safety is maintained. Applicant will be willing to work with the City when necessary with regards to public service announcement messages such as Amber alerts, emergency weather issues, etc. This conditional use permit may be reviewed again in six (6) months if it is determined that the electronic message center is creating traffic/public safety or other nuisances by possibly increasing the number of vehicle crashes in the area or by increasing the number of complaints received from residents in the area.

Variance Granted: To have a total of eight (8) wall signs Maximum number of wall signs permitted is four (4). To have a 693 sf Old Wisconsin Sausage wall sign maximum wall sign permitted is 510 sf (1.5 sf of signage for each lineal foot of wall length $1.5 \times 340 \text{ feet} = 510 \text{ sf}$) To have a 672 sf (14 x 48) Electronic Message Center wall sign - maximum wall sign permitted is 510 sf ($1.5 \text{ sf of signage for each lineal foot of wall length } 1.5 \times 340 \text{ feet} = 510 \text{ sf}$)

Motion passed unanimously.

2.4 Site Plan application by Partners for Community Development to construct a new building off of Behrens Parkway in the Sheboygan Business Center (parcel # 479004). Marilyn Montemayor moved, Ald. John Belanger seconded to add a condition requiring Architectural Review Board approval prior to the issuance of a building permit.

Motion passed.

Marilyn Montemayor moved, Ald John Belanger seconded to approve with the following conditions:

Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes for all uses in the facility including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, health, storm drainage, demolition, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve all structure(s). Submittal and approval of a proposed landscape plan prior to building permit issuance. Landscape plan shall provide a legend that shows how the four (4) landscape criteria are being met (create a legend along with the landscape plan site plan). Submittal and approval of a proposed storm drainage plan prior to building permit issuance. Dumpsters shall be screened and enclosed and constructed of like materials and colors of the facility. Outdoor storage of materials, products or equipment shall be prohibited. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, satellite dishes, etc.). All new lighting shall be installed per Section

15.707 of the City of Sheboygan Zoning Ordinance. The building will meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc. All areas used for parking/maneuvering of vehicles shall be paved. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications. The parking lot facilities shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, median cuts, curb, gutter, sidewalk, pavement, utilities, street trees, etc.). Applicant shall obtain all required City approvals, permits, etc. to construct a turn lane/median cut within the City of Sheboygan Behrens Parkway right-of-way. Any required turn lane/median cut within the City of Sheboygan Behrens Parkway right-of-way shall be the responsibility of the applicant and shall be constructed to City. Applicant shall be responsible for all costs associated with the construction. Applicant will provide adequate public access along Behrens Parkway and will take all appropriate actions to minimize the time period that these streets will be closed/affected. Applicant, at their cost, shall replace any street trees that are damaged or that may need to be removed. Applicant shall work with the Engineering Department regarding tree specification. It will be the applicant's responsibility to work with all private and public

utilities in order to provide easements and/or relocate utilities as necessary. Applicant shall obtain the necessary sign permits prior to installation (applicant will be required to meet the Sheboygan Business Center Protective Covenants with regards to signage). If there are any amendments to the approved site plan, the applicant will be required to submit a new site plan and/or conditional use application reflecting those amendments.

Motion passed unanimously.

3. ADJOURN

3.1 Motion to Adjourn Jerry Jones moved to adjourn, Ald. John Belanger seconded.

Motion passed unanimously. Being no further business the meeting was adjourned at 4: 41 p.m.